

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received SEP 30 1988
date entered

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic 145 N. E. 95 Street (Miami Shores, Fla.)
and or common Shoreland Company - House No. 9 8DA3644 MST-H

2. Location

street & number 145 N. E. 95 Street not for publication
city, town Miami Shores vicinity of
state Florida 33138 code FL county Dade code FL 025

3. Classification

<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Mr. and Mrs. Steven J. Johnson
street & number 145 N. E. 95 Street
city, town Miami Shores, vicinity of state Florida 33138

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse
street & number 73 W. Flagler Street
city, town Miami, state Florida 33130

6. Representation in Existing Surveys

FMSF-Miami Shores Historic
title Preservation Survey has this property been determined eligible? ___ yes no
date June, 1985 ___ federal state ___ county local

depository for survey records Division of Historical Resources
Bureau of Historic Preservation
city, town R.A. Gray Building, 500 South Bronough Street state Tallahassee, Florida
32399-0250

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	1925
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

This is one of the finest examples of Mediterranean Revival architecture in Miami Shores. It is built on a central two story mass flanked by one story asymmetrical wings. Gables roofs over the three masses are covered with old clay barrel tiles of variegated colors. The central mass is L-shaped, with the short arm of the "L" projecting to the front to define the entrance. The doorway is deeply recessed into a smooth stucco "rusticated" surrounds, contrasting against the rough textured stucco of the walls. The main door has a diamond shaped light at eye level. In front of it is a screen door with a wrought iron decorative grill. On the second story directly above the doorway is a small circular window. Above it, at cornice level, is a band of decorative pierced masonry grillwork. The right portion of the central mass has a rectangular glass jalousie window on the second floor and two arched wood casement windows on the ground floor.

The left wing of the building, flush with the projecting entry mass, seems to penetrate through it, as a small mass with the same roof line projects from the right side of the entry. This one story left wing has three arched openings with casement windows and fixed semicircular transoms, like the units described on the right portion of the central mass. A chimney located at the end of this one story wing projects clear over the top of the second story level. The chimney is topped by a shed roof of clay tiles. The right wing of the building is flush with recessed "L" arm of the central mass. It is mostly open on the front by five sets of double casement windows with rectangular transoms.

The three lot property is well landscaped. There is a detached garage structure to the rear. The house is painted white with forest green window trims.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1927	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1925 **Builder/Architect** Kiehnel and Elliott

Statement of Significance (in one paragraph)

The residence located at 145 N.E. 95 Street was built in 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by the architectural firm of Kiehnel and Elliott. It is an excellent example of Mediterranean Revival style architecture. Henry D. Allison, Vice-President of the Carroll Investment Company, and his wife, Florence, are know to be the home's first residents. The home is now associated with the Schneider family, who have lived in this house for the last fifty years.

The residence is an excellent example of the medium-size, two-story Mediterranean Revival style houses designed for Miami Shores by Kiehnel and Elliott for the Shoreland Company. The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for thier northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed thier Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the Scottish Rite Temple, the Seybold Office Building, both currently being proposed to the National Register, as well as Miami Senior High School and the Congregational Church of Coral Gables both listed in the National Register of Historic Places on June 5, 1986 and October 10, 1978, respectively. The two structures mentioned here are currently being proposed for listing in the National Register as well as local designation. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences in Miami Shores established the development's theme of "America's Mediterranean."

Henry D. Allison, the Schneider Residence's first occupant was Vice-President of Carroll Investment Company, a real estate firm. The company's offices were located at 334 N.E. 79 Street, not far from Miami Shores. Later residents, the Schneiders, lived here from 1937 to 1987. Roy J. Schneider was an architect who practiced in Dade County. A patio converted into a dining room and a bathroom addition to the second story of the house, were both changes designed by Mr. Schneider.

9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acreege of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

UTM References

A

1	7	5	8	0	7	1	0	2	8	6	0	5	1	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Miami Shores, Sec 1, Amended PC 10-70
East 1/2 Lot 19, and Lots 20 and 21, Block 20

List all states and counties for properties overlapping state or county boundaries

state NA code county code

state code county code

11. Form Prepared By

name/title Maria T. Temkin/Vicki Welcher, Historic Sites Specialist

organization Bureau of Historic Preservation

date September, 1988

street & number 500 South Bronough Street

telephone (904) 487-2333

city or town Tallahassee,

state Florida 32399-0250

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date September 21, 1988

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register date

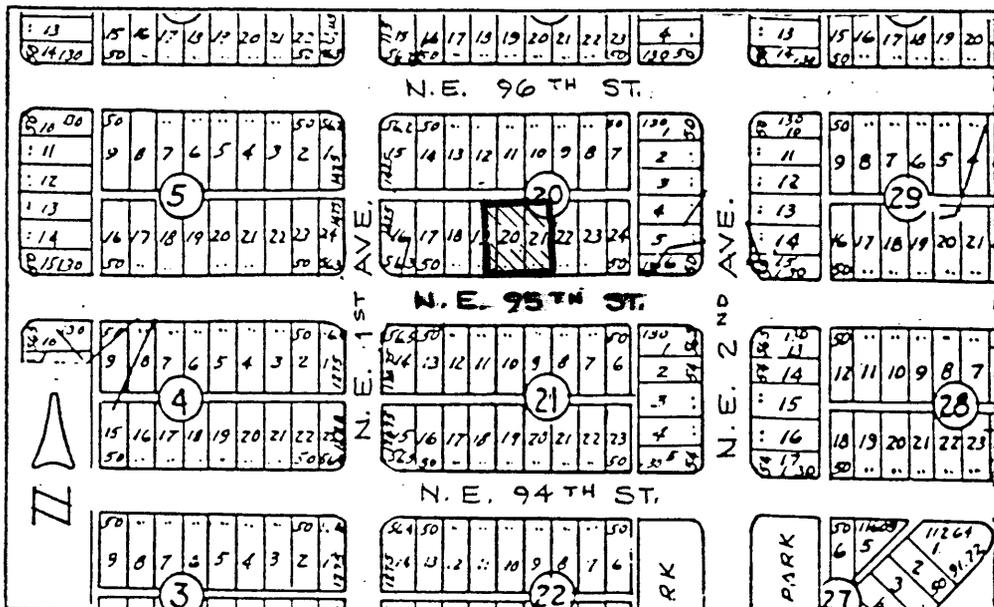
11/4/88

Keeper of the National Register

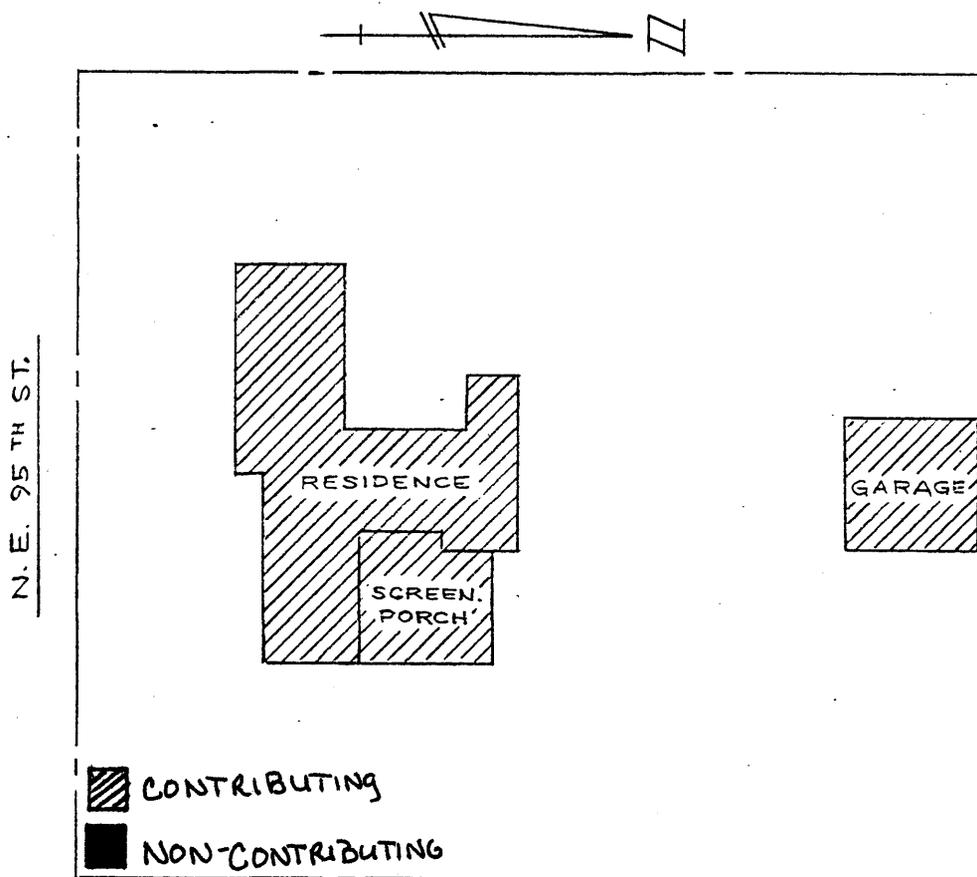
Attest:

date

Chief of Registration



LOCATION MAP
 (LOTS E 1/2 19, 20 & 21, BLOCK 20)



SITE PLAN - 145 N.E. 95th ST.
 SCALE: 1" = 30'